

Summary Lead Appr: WW 1.28.25 Clerk: Lead Clerk: Appr: GRH Print Date: 9/24/2024

Acct ID: 532491 MTL: 083W19C000600 Date: 12/18/24 Appr: GRH Prop Class: 581 RMV Prop Class: 501
Situs: 6855 SKYLINE RD S SALEM OR 97302 MaSaNh: 06 06 000 Unit: 27983 Year: 2024

Last Date Appraised: 12/18/2023 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - NEW RESIDENCE (Completion)
Owner: ALVAND LLC GATED Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCF TTO INSP AV: 169348
RMV Land: 1010490 RMV Imp: 180930 RMV Total: 1191420 MAV: 23520 MSAV: 72978 SAV: 131150
Comment: 24-25: L3 12.18.23 WW

has pvab

Keep MA @ 20%

Notations

RP/MS	Code	Description	1/1/25./cwo 24-25 MA @ 20% PER WW 22-009684 NSFD 3 BDRM 2.
RP	STF	SMALL TRACT FORESTLAND	Henry 503-999-8866
RP	ZONED	FARM EFU ZONED	

OSDs FARM USE: XMAS TREES

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	30000	92430	0

Land Chris 3/20/25

Site: 1 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 8890 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2024 (was 4HD Liability year - 1981)

24-25: Update land classes

Site: 2 Code Area: 92430 Size: 40.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 355640 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1970, STF - 2004 / 02400230 //04-05: STF APPLICATION APPROVED

Site: 3 Code Area: 92430 Size: 35.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 315630 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1981

Site: 4 Code Area: 92430 Size: 33.78 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 300330 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1981

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 92430 Stat Class: 151 - Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3280 % Complete: 20
 Desc: One Story Only Dimensions: RMV: 149840
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 72850 Adjust: Adjust RMV: 0

Keep it at 20%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	3280	2	FB-2/ HB-1	2023	2023	BATH - 2, BATH+, BTH - 1, KIT, ROOF+, HVAC, FP - 1	Y N
Attic	5 -	Unfinished	503	0	0	2023	2023		Y N
Garage Attached	5 -	Finished	958	0	0	2023	2023	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92430 Stat Class: 351 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1656 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x46 RMV: 28300
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1656	0	0	2014	2014	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 2	Code Area: 92430	Stat Class: 355	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 504	% Complete: 100		
Desc: Lean-to Heavy (LTH)			Dimensions: 36x14		RMV: 2790			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	504	0	0	2014	2014	Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

2/2.5
 BTH-1, BATH-2, BATH
 +3
 KIT
 ROOF+
 FP
 MA - 3280
 ATTU - 503
 AGF - 958
 151

STOPPED AT FRAME W/ CONTRACTOR ISSUES PER OWNER 2023

- house is valued on Foundation & Framing 20%.
- owner is having contractor issue; possible removing roof & walls to fix issues.
- Since the owner is having issues we will keep at 20% which does not include roof & windows



Percent Complete Form

Account #

532491

Additions

		Foundation - Framing		New Homes		Basement	
% Item	% Sum			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%			3%	
2%	0%	Excavation	2%	0%		4%	0%
3%		Foundation	3%			10%	
35%	45%	Framing	14%	20%		16%	35%
8%	50%	Trusses	7%	30%		7%	40%
7%	60%	Roofing	7%	35%		7%	45%
7%	65%	Windows/Ext Doors	7%	45%		6%	55%
5%	70%	Siding	5%	50%		5%	60%
4%	75%	Plumbing Rough-In	4%			3%	
3%		Electrical Rough-In	3%	55%		2%	
2%	80%	Heating Rough-In	2%			1%	65%
		Heating Unit	1%	60%		1%	
3%		Insulation	3%			2%	
5%	85%	Drywall (Finished)	5%	65%		4%	70%
2%	90%	Paint Interior	2%	70%		2%	75%
2%		Paint Exterior	2%			2%	
		Cabinets	6%	75%		5%	80%
2%		Electrical Fixtures	3%	80%		2%	
2%	95%	Plumbing Fixtures	4%	85%		3%	85%
3%		Floor Coverings & Countertops	7%	90%		6%	90%
2%	100%	Interior Trim Carpentry	7%	95%		6%	95%
		Porch/Entry/Stoop	2%	100%		2%	100%
		Finish Grade	1%			1%	

APPR GRH Date 12/19/24 YR For 25-26 % COMP 20

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

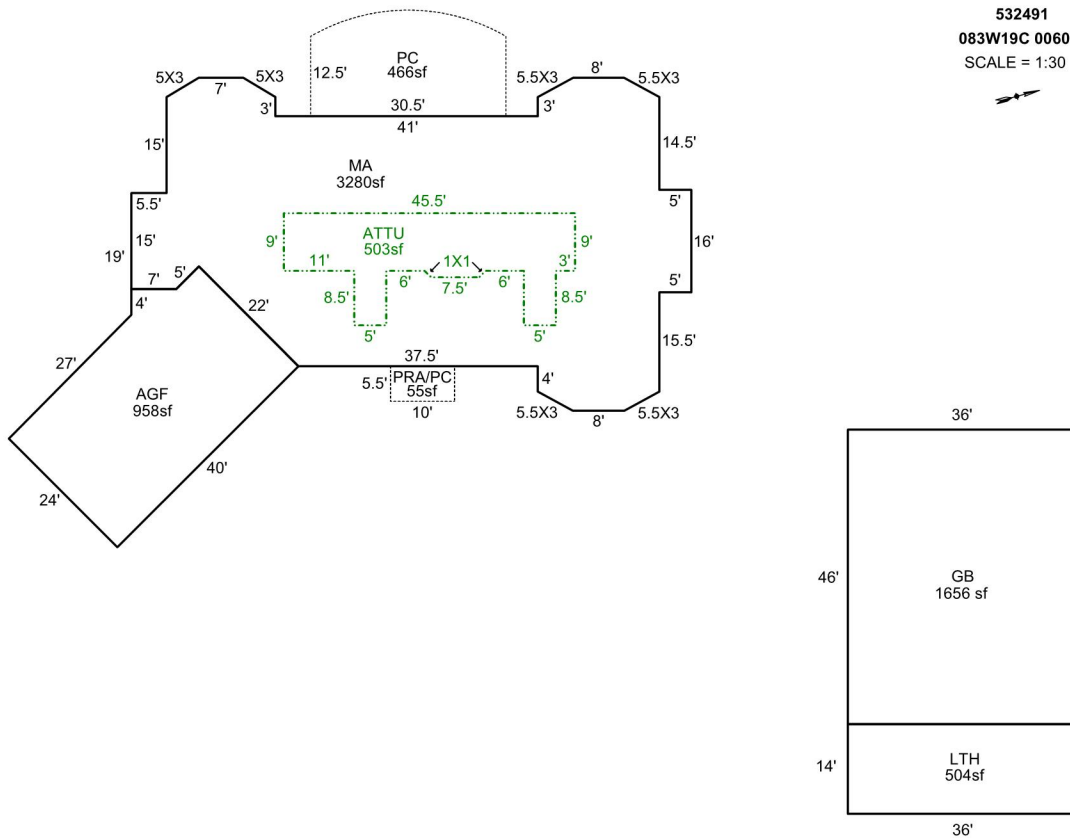
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 532491 Parcel No.: 083W19C 00600
 Property Address: 6855 SKYLINE RD S
 City: SALEM County: MARION State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1656.0	164.0	
	LTH	1.0	504.0	100.0	2160.0
GLA1	MA	1.0	3279.9	273.6	3279.9
GLA2	ATTU	1.0	503.0	143.8	503.0
GAR	AGF	1.0	958.3	129.2	958.3
P/P	PRA/PC	1.0	55.0	31.0	
	PC	1.0	465.5	87.4	520.5

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/9/18
 UPDATED BY CJURAN 02/16/2023 555-22-009684
 UPDATED BY CJURAN 02/01/2024

COMMENT TABLE 2

WW 12/18/2023
GPH 12/19/24

COMMENT TABLE 3

TAGS L3
TAGS L2

Net LIVABLE cnt 2 (rounded) 3,783
 Net BUILDING cnt 2 (rounded) 2,160